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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4258

AN ORDINANCE regarding permit and approval fees under the Bellevue Construction Code and the Land Use Code; and repealing Ordinances No. 4146, 4128, 4084.

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Ordinances No. 4146, 4128, 4084 are hereby repealed effective September 1, 1991, provided said ordinances will continue to apply to applications filed prior to September 1, 1991.

Section 2. Scope of Ordinance

This ordinance establishes the fees for all permits and approvals for which the Design and Development Department is the permit authority. Fees collected by the Design and Development Department for other permit authorities are established under separate ordinances, except as noted. For the purpose of this ordinance, the term "Director" means the Director of the Design and Development Department or an authorized representative. The term "Building Official" means the Building Official or authorized representative.

Section 3. Responsibility for Payment of fees

No application for a permit or an approval required under the Bellevue Construction Code or Land Use Code and specified in this ordinance will be accepted, issued, or approved; no plans or specifications relating to such an application will be reviewed; and no final inspection will be done or a Certificate of Occupancy issued until the corresponding fees prescribed by this ordinance have been paid. The applicant for the permit or approval, as well as the owner of the property for which the permit or approval is required, is responsible for the payment of the fees established by this ordinance.

Section 4. Administration and Enforcement; Annual Review

The Director of the Design and Development Department is authorized to interpret the provisions of this ordinance; the Director's decision will be final. The fees established here will be reviewed annually in a fee maintenance study as part of the Department's budget process and, effective January 1 of that budget year, will be increased or decreased, including indexing for inflation, as needed in order to maintain the cost recovery objectives established by the City Council.

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Section 5. Types of Permits and Approvals

The types and descriptions of the permits and approvals covered in this ordinance are listed in Section 15.

Section 6. General Provisions for all Permits and Approvals

1. NSF Payments: Any applicant whose payment of fees is returned to the City for Non-Sufficient Funds will be charged the City standard \$15.00 returned check fee. The fees and the returned check fee are due and payable within 5 working days of notification. Review of the project will be stopped or a stop-work order posted on the site of the project at the direction of the Director, who will take other appropriate actions to collect amounts due.

2. Late Payments: Any applicant whose account receivable payment is more than 30 days late will be charged a \$15.00 late charge. Review of the project will be stopped at the direction of the Director, who will take other appropriate actions to collect amounts due.

3. Exempt Activities: No fee established here will apply to a City project funded by a nonutility funding source or a private project which is part of a stream enhancement program approved by the Storm and Surface Water Utility. All appropriate fees for Utility or Capital Improvement Program projects will be billed through the Interfund process.

4. Cancellation/Withdrawal: Where no permit or approval is issued or where an applicant withdraws an application prior to approval, the applicant remains responsible for payment for all or a portion of the fees based on costs incurred by the Department, as determined by the Director.

5. Refunds: Any fee established in this ordinance which was erroneously paid or collected will be refunded. Refunds for applications or issued permits or approvals which are withdrawn or cancelled will be paid as follows:

a. Processing, systems development, and data development fees are nonrefundable except as noted above.

b. Applicants filing applications that are found insufficient and returned will receive 80 percent of the fees as a refund, except the State Building Code fee will be refunded 100 percent.

c. Applicants filing applications that are found sufficient will receive a refund amount of not more than 80 percent based on the costs incurred by the Department from submittal to the date of refund request, as determined by the Director.

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d. Refunds for applications for which all review is complete or the permit has been made ready-to-issue or has been issued and no construction work begun will be limited to no more than 80 percent of the building permit fee. No land use or plan review fees will be refunded once review is complete or approvals have been issued.

e. Refunds for fees collected by the Design and Development Department for other permit authorities will be refunded at the direction of the applicable department.

f. No refund will be processed for less than \$20.00.

6. Definition of Single Family: For purposes of this ordinance, "single family" means a building containing not more than two dwelling units, each having only one kitchen and each designed for occupancy exclusively by one family.

7. Processing fee: In addition to the fees established here a \$15.00 processing fee will be levied on each permit or approval. This fee is due at submittal and will apply to each permit and approval, except single family, issued by the Design and Development Department.

8. System Development fee: In addition to the fees established here, a \$10.00 system development fee will be levied on each permit or approval. This fee, used to fund and maintain the automation system for development review staff, is due at submittal and will apply to each permit or approval issued by the Design and Development Department.

9. Data Development Fee: In addition to the fees established here, an \$18.00 data development fee will be levied on each permit or approval. This fee, used to fund staff positions associated with the administration of the Traffic Standards Code, is due at submittal and will apply to each permit and approval issued by the Design and Development Department.

10. Public Works Review fee: In addition to the fees established here, a \$354.00 public works review fee will be levied and collected for the Public Works Department for the following permits and approvals: BPCPA, BPNC, CUDN, DRCBD, DRMAJ, EIS, PFPUD, PP, PPUD, PSEPA, REZ (see Section 15). This fee is due at submittal and will be used to fund costs associated with the operation of the Public/Works Transportation traffic model associated with the Traffic Standards Code.

Section 7. General Provisions for Construction Permit Fees

1. General Provisions: These general provisions apply to the administration of fees for all construction permits as listed in Section 15.

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2. Reinspection fee: In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

3. Add-on fees: Fees due after issuance as a result of a field inspection that identified a scope of work different from the work permitted are due and payable within 5 working days of notification.

4. Reprinting Permit: The fee for reprinting a permit due to loss or changes is \$10.00.

5. Valuation: Fees based on project valuation will have the valuation rounded to the nearest \$100.00.

6. Multifamily Projects: Separate building, mechanical, electrical, and plumbing permits are required for each building in a multifamily complex. If individual buildings do not have separate contract prices, the total contract price will be divided by the number of buildings in the complex to determine the contract price of each building.

7. Inspections and Other Fees:

a. The fee for inspections outside of normal business hours is \$36.71 per hour, with a minimum charge of two hours.

b. The fee for a reinspection is \$36.71 per hour, with a minimum charge of one hour.

c. The fee for an inspection for which no fee is specifically indicated is \$36.71 per hour, with a minimum charge of one hour.

d. The fee for additional plan review required by changes, additions, or revisions to approved plans is \$36.71 per hour, with a minimum charge of one-half hour.

8. Work Without a Permit: It will be unlawful to proceed with any work or any portion of any construction, installation, alteration, or repair when the required fee has not been paid. When work for which a permit is required by the Bellevue Construction Code is started or proceeded with prior to obtaining that permit, the permit fees specified in this section will be doubled. This provision will not apply to emergency work when it is proved to the satisfaction of the Director that such work was urgently necessary and that it was not practical to obtain a permit before the commencement of the work. In all such cases, a permit must be obtained as soon as it is practical to do so; and if there is an unreasonable delay in obtaining the permit, a double fee (as provided in this ordinance) will be charged. The payment of this double fee will not

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relieve any persons from fully complying with the requirements of the Bellevue Construction Code in the execution of the work or from any other penalties prescribed by law.

9. Fair Market Value: For the purposes of the fees established here, "Fair Market Value" is defined as the value of all the labor and materials required to complete the work. When the value is unknown, it will be determined by the Director.

Section 8. Building Permits

1. Types of Permits: The fees established here apply to building permits as listed in Section 15.

<u>Total Valuation</u>	<u>Fee</u>
\$1.00 to \$500.00	\$18.80
\$501.00 to \$2,000.00	\$18.80 for the first \$500 plus \$2.90 for each additional \$100.00 or fraction thereof, to and including \$2,000
\$2,001.00 to \$25,000.00	\$61.60 for the first \$2,000.00 plus \$11.50 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$322.90 for the first \$25,000.00 plus \$8.50 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$535.00 for the first \$50,000.00 plus \$5.50 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 and up	\$820.00 for the first \$100,00.00 plus \$4.80 for each additional \$1,000.00 or fraction thereof

2. Determination of Value: The determination of the value or valuation under any of the provisions of this ordinance will be made on the basis of the Building Valuation Data published quarterly in the International Conference of Building Officials' Building Standards. The valuation to be used in computing the plan review and permit fees will be the total fair market value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing

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systems, or any other permanent work or permanent equipment. The "gross area," used in conjunction with the ICBO building valuation, means the total areas of all floors - measured from the exterior face, outside dimensions, or exterior column line of a building - including basements, cellars, and balconies but not including unexcavated areas. Where walls and columns are omitted in the construction of a building, such as an open shed or marquee, the exterior wall of the open side or sides will be the edge of the roof.

3. Plan Review Fees: When the plans and/or specifications describing the proposed construction are reviewed by the Building Official, the fee will be 65 percent of the building permit fee as shown on Table 3-A. A plan review deposit is due at submittal, and any excess of the deposit over the plan review fee owed will be refunded at issuance. If the deposit is insufficient to cover the plan review fee, the applicant will pay the amount of the insufficiency at the time of issuance. The plan review fee of an expedited project, as approved by the Director, will be 100 percent of the building permit fee as shown in Table 3-A and is in addition to the permit fee.

4. Public Works Surcharge: In addition to the fees established here, a surcharge will be levied and collected for the Public Works Department to defray costs of plan review, survey, and inspections. This fee is payable whenever a plan review fee is required by the Bellevue Construction Code for proposed construction of buildings other than those of Groups R3 and M Occupancies. This surcharge, 60 percent of the sum of the building permit fee and plan review fee, is due at issuance.

5. State Building Code Fee: The State Building Code fee is collected for the state on all building, spa, and satellite dish permits at the rate of \$4.50 each. The fee for new multifamily building permits is \$4.50 for the 1st unit and \$2.00 for each additional unit.

Section 9. Electrical Permits

1. Types of Permits: The fees established here apply to electrical permits as listed in Section 15.

2. Plan Review Fee: When plans and/or specifications describing the electrical installation are reviewed by the Building Official, the fee will be 10 percent of the fee calculated for the electrical permit based on such plans and/or specifications. The plan review fee is due at submittal and is in addition to the permit fee.

3. Permit Fee: The permit fee for electrical permits is based on fair market value.

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<u>Fair Market Value</u>	<u>Fee</u>
up to \$25	\$32
\$251 to \$1000	\$32 + 3% of cost over \$250
\$1001 to \$5000	\$67 + 1.5% of the cost over \$1,000
\$5001 to \$50,000	\$161 + 1% of the cost over \$5,000
\$50,001 to \$250,000	\$871 + .8% of the cost over \$50,000
\$250,000 to 1 million	\$3,396 + .6% of the cost over \$250,000
\$1,000,001 and above	\$10,501 + .4% of the cost over 1 million

4. Limited Voltage: Fees for limited voltage installations, those systems operating under 50 volts, are 25 percent of the above amounts, with a \$20.00 minimum.

5. Residential Service Changes: Fees for residential service replacement or upgrading are:

<u>SIZE</u>	<u>FEE</u>
100 amp to 200 amp	\$16 base fee plus \$.80 per existing circuit (10 minimum) and \$1.60 per new circuit
200 amp to 600 amp	\$39 base fee plus \$.80 per existing circuit and \$1.60 per new circuit

6. Signs: The fee for the new circuit installation required for a sign is \$32.00.

7. Swimming Pools, Hot Tubs, Spas and Saunas: The fee for a swimming pool, hot tub, spa (which each require an additional building permit) or sauna is \$39.00.

8. Temporary Power: The fees for temporary service on construction sites are:

<u>SIZE</u>	<u>FEE</u>
1 to 125 amp	\$32
126 to 200 amp	\$48
201 to 400 amp	\$71

The fee for over 400 amps is based on the fair market value of the installation. The fee for carnivals (including art fairs, haunted houses, amusement rides, and other temporary events) is a \$79 base fee plus \$16 for each concession, with a maximum fee of \$399.

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Section 10. Mechanical Permits

1. Types of Permits: The fees established here apply to all mechanical permits as listed in Section 15.

2. Plan Review Fee: When plans and/or specifications describing the mechanical installation are reviewed by the Building Official, the fee is 50 percent of the fee calculated for the mechanical permit based on such plans and/or specifications. The plan review fee is due at submittal and is in addition to the permit fee.

3. Wiring: The fees established in this subsection do not include the electrical wiring, which requires a separate permit.

4. Furnaces: For residential new construction or new systems, the fee for the installation, replacement, or relocation of each forced air or gravity type furnace, including ducts and gas piping attached to such appliance, up to 160,000 B.T.U.s, is \$23.00, provided that with air conditioning or heat pump the fee is \$44.00. The fees for the above appliances over 160,000 B.T.U.s are \$32.00 and \$51.00, respectively.

5. Heat Pumps and Air Conditioners: For residential new construction or new systems, the fee for the installation, replacement, or relocation of a heat pump or air conditioner without duct work is \$23.00 for each dwelling unit up to 3 units and \$14.00 for each additional dwelling unit over 3.

6. Wood Stoves or Heaters: The fee for the residential installation, replacement, or relocation of each wood stove heater, wall heater, floor-mounted unit heater, or floor furnace, including gas pipe attached to the appliance is \$16.00.

7. Miscellaneous Gas Appliances: The fee for the residential installation, replacement, or relocation of each water heater, stove, barbecue, dryer, log lighter, logs, and similar installations is \$23.00.

8. Appliance Vents: The fee for the residential installation, replacement, or relocation of all classes of appliance vents, such as fuel burning hot water heaters, furnaces, ranges and ovens, wall heaters, free-standing wood stoves, and plastic pipe venting for condensing appliances, is \$14.00.

9. Fire Protection and Suppression Systems: The fee for the water service to the main control valve of a fire sprinkler system is \$22.00. The fee for the installation, relocation, addition, or repair of a standpipe is \$9.80 per floor served by the standpipe. The fee for the installation, relocation, addition, or repair of a chemical-based fire suppression system is \$39.00. The fee for the installation, relocation, addition, or repair of a water-based fire protection sprinkler system is:

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<u>SIZE</u>	<u>FEE</u>
50 heads or less	\$39
51 to 100 heads	\$39 plus \$.61 per head for each head over 50
101 heads or less	\$71 plus \$.49 per head for each head over 100

10. Solar Energy Systems: The fee for the installation, removal, alteration, or replacement of a solar energy system collector, including the related piping and regulating devices, is \$7.87 for up to 2,000 square feet with \$1.60 per additional 1,000 square feet or fraction thereof. The fee for storage tanks, including related piping and regulating devices is \$7.87. The fee for rock storage is \$7.87.

11. Commercial: The fee for the commercial installation, replacement, relocation, or repair of each commercial heating, ventilation, or air-conditioning unit or system and other mechanical works is based on the Fair Market Value:

<u>Fair Market Value</u>	<u>Fee</u>
up to \$500	\$14
\$501 to \$1000	\$18
Each additional \$1000 or fraction thereof	\$14

Section 11. Plumbing Permits

1. Types of Permit: The fees established here apply to all plumbing permits as listed Section 15.

2. Fixtures: For the purposes of this ordinance, "fixture" means and includes any appliance which connects to water, drain, or vent, except that no hose bib or sill cock is considered a "fixture."

3. Plan Review: When plans and/or specifications describing the plumbing installation are reviewed by the Building Official, the fee is \$20.00 for the first 20 fixtures, with \$10.00 for each additional 10 fixtures or fraction thereof and \$10.00 for each floor above the first floor. However, the fee for single-family is \$11.00 total. The plan review fee is due at submittal and is in addition to the permit fee.

4. Fixture Fees: The fee for the installation or replacement of the first fixture, appliance, device, rain water leader, or opening for future connection is \$20.00. The fee for each additional fixture, appliance, device, rain water leader, or opening for future connection is \$7.40.

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5. Pipe: The fee for the installation or replacement of water service pipe, fixture supply piping alone, sprinkler valve and vacuum breaker, and backflow protection devices is calculated on the size of the pipe:

<u>SIZE</u>	<u>FEE</u>
3/4" and 1"	\$16
1 1/4" and 1 1/2"	\$23
2"	\$32
3"	\$39
4"	\$48

6. Medical Gas Piping: The fee for the installation or replacement of nitrous oxide and oxygen piping is \$8.50 per system and \$.53 per outlet.

Section 12. Sign Permits

1. Types of Permits: The fees established here apply to all sign permits as listed in Section 15.

2. Fees: The fee for a sign greater than 4 square feet and less than 25 square feet is \$24.00. The fee for a sign greater than 25 square feet is \$121.00.

Section 13. Miscellaneous Construction Permits

1. Types of Permits: The fees established here apply to miscellaneous construction permits as listed in Section 15.

2. Fees: The fee for satellite dish, spa, and hot tub permits is \$73.00 and is due at submittal. The fee for a demolition permit is \$37.00 and is due at submittal.

Section 14. General Provisions for Land Use Review Fees

1. Types of Applications: The fees established here apply to all Land Use reviews as listed in Section 15.

2. Revisions: Additional review time required by changes, additions, or revisions to an approved application, unless determined by the Director to be a new application, is charged the appropriate hourly rate, with a one-half hour minimum.

3. Fees: The following fee structure is established for the Land Use review of an application:

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a. Flat - The flat rate is a fixed fee per permit or approval, due at submittal regardless of the amount of time spent reviewing the permit or approval.

b. Flat Plus Variable - The flat plus variable rate has a fixed fee that all applicants pay at the time of submittal and an hourly rate that is billed for all review hours in excess of the base hours.

c. Hourly - The hourly rate requires a deposit to be made at submittal, credited against periodic billings for all review hours.

3. Council Review: The new fee structure will be reviewed by the City Council one year after implementation.

4. Billings: Periodic billings for project review will be sent by the 10th of the current month and are due and payable by the 10th of the following month. The final payment is due at the time of issuance of the permit or completion of the discretionary decision process.

<u>Permit or Approval</u>	<u>Flat</u>	<u>Flat + Variable</u>	<u>Base Hours</u>	<u>Hourly Rate</u>	<u>Deposit</u>
BUILDING PERMITS					
ABC	\$13				
ACM		\$158	3	\$53	
ACMSR				\$50	\$500
ASC	\$13				
ASF	\$59				
ASSF	\$30				
BPCPA				\$53	\$500
BPNC				\$53	\$500
DEMI	\$151				
DEMO	\$24				
FOUND	\$25				
MBSR	\$151				
NSSF	\$38				
PLS	\$25				
SHORN	\$158				
SASF		\$50	1	\$50	
SIDD	\$27				
SPA	\$27				
SRSF		\$151	3	\$50	
STDR	\$118				
STNDR	\$68				
TI	\$13				
TIDD	\$35				

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<u>Permit or Approval</u>	<u>Flat</u>	<u>Flat + Variable</u>	<u>Base Hours</u>	<u>Hourly Rate</u>	<u>Deposit</u>
APPROVALS					
ACU				\$55	\$500
BLA	\$523				
CHILD	\$87				
CPA				\$53	\$500
CSPS		\$2,026	37	\$55	
CSPSE		\$219	4	\$55	
CUAA				\$55	\$500
CUAAS				\$55	\$500
CUDN				\$55	\$1,000
CUSM				\$55	\$500
DLC	\$112				
EIS 1				\$55	\$500
FP-Plat Correction	\$554				
FP		\$1,612	32	\$50	
FPDA				\$53	\$1,000
FPDC				\$53	\$500
FSP		\$201	4	\$50	
HOII	\$441				
HOIII	\$87				
LUX	\$119				
PAAD				\$55	\$500
PAHE				\$55	\$500
PAI				\$55	\$1,000
PDAA				\$53	\$1,000
PDAAS				\$53	\$1,000
PFPUD				\$55	\$1,000
PLTE 2				\$53	\$500
PP				\$55	\$1,000
PPUD				\$55	\$1,000
PSEPA		\$474	9	\$53	
PSPS		\$1,752	32	\$55	
PSPSE	\$745				
REZ		\$602	11	\$55	
SHEX		\$842	16	\$53	
SHEXE	\$191				
SPLTE				\$53	\$500
SSDOE-Non Single Family	\$1,483				
SSDOE-Single Family	\$439				
SVA				\$55	\$500
SVBOA				\$55	\$500
TU	\$53				
VRA				\$55	\$500
VRBOA				\$55	\$500
VRSGN				\$53	\$500
WBAA				\$55	\$500
WBABA				\$55	\$1,000

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<u>Permit or Approval</u>	<u>Flat</u>	<u>Flat + Variable</u>	<u>Base Hours</u>	<u>Hourly Rate</u>	<u>Deposit</u>
DESIGN REVIEW					
DRCBD				\$55	\$3,700
DRMAJ				\$55	\$1,000
DRSA		\$548	10	\$55	
DRSAS		\$2,354	43	\$55	
MDR				\$55	\$1,000
CLEAR AND GRADE					
CGLF	\$176				
CGSFS	\$73				

- Footnotes: 1. EIS - The cost of retaining consultants for environmental impact statements is borne by the applicant whether the consultant is retained directly by the applicant or under a three-party contract involving the City and the applicant.
2. PLTE - Upon approval of the plat engineering plans and prior to the issuance of the Clearing and Grading permit, the applicant will file an assurance device, acceptable to the Director, equal to 6% of the cost of constructing the required facility improvements, excluding water and sewer. The assurance device guarantees payment of costs of any and all work performed by the City for review time, surveying, mapping, inspections, consultants, public information, and other services related to the plat. The costs incurred by the City will be periodically billed to the applicant.

Section 15. Definitions

The fees established in this ordinance apply to the following permits and approvals.

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CONSTRUCTION PERMITS

Building Permits

ABC	Accessory Building - Commercial
ACM	Addition - Commercial
ACMSR	Addition with Substantial Remodel - Commercial
ASC	Accessory Structure - Commercial
ASF	Addition - Single Family
ASSF	Accessory Structure - Single Family
BPCPA	New Building - Commercial/Multi-Family (with prior approvals)
BPNC	New Building - Commercial/Multi-Family (without prior approvals)
FOUND	Foundation Permit
MBSR	Multi Building Site - Residential
NSSF	New Non-Sensitive Residence - Single Family
PLS	Pool Permit
RSF	Remodel - Single Family
SASF	New Sensitive Area Residence- Single Family
SHORN	Shoring and Excavation
SRSF	New SEPA Review Residence - Single Family
TI	Tenant Improvement Permit
TIDD	Tenant Improvement - Design Review District

Electrical Permits

EC	Electrical - Commercial
EFA	Electrical - Fire Alarm
ELV	Electrical - Low Voltage
EPR	Electrical - Plans Required
ESF	Electrical - Single Family
ET	Electrical - Temporary

Mechanical Permits

MC	Mechanical - Commercial
MFP	Mechanical - Fire Protection
MPR	Mechanical - Plans Required
MS	Mechanical - Sprinklers (less than 15 heads)
MSF	Mechanical - Single Family

Plumbing Permits

PC	Plumbing - Commercial
PPR	Plumbing - Plans Required
PSF	Plumbing - Single Family

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Sign Permits

SIGN Sign Permit
SIDD Sign Permit - Design Review District

Miscellaneous Construction Permits

DEMO Demolition
DEMII Demolition - with SEPA Review
SPA Spa Permit
STDR Satellite Dish - Design Review District
STNDR Satellite Dish - Non-Design Review District

LAND USE REVIEW

Clear and Grade Permits

CGLF Clear & Grade Permit - Long Form
CGSFN Clear & Grade Permit - Short Form - Non-Sensitive
CGSFS Clear & Grade Permit - Short Form - Sensitive

Conditional Uses

ACU Administrative Conditional Use
CUAA Conditional Use Administrative Amendment - Process I
CUAAS Conditional Use Administrative Amendment - Process I - with SEPA
CUDN Conditional Use - Public Hearing
CUSM Shoreline Conditional Use

Design Reviews

DRCBD Design Review - CBD
DRMAJ Major Design Review - Non-CBD
DRSA Design Review Simple Amendment - Process II
DRSAS Design Review Simple Amendment - Process II - with SEPA
MDR Minor Design Review

Natural Determinants

PAI Protected Area Development Exception - Process I
PAAD Protected Area Development Exception - Process III - Administrative
PAHE Protected Area Development Exception - Process III - Hearing Examiner
WBAA Wetland Boundary Adjustment - Administrative
WBABA Wetland Boundary Adjustment - Board of Adjustment

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Planned Unit Developments

FPDA	Final PUD - Administrative
FPDC	Final PUD - City Council
PDAA	PUD - Administrative Amendment - Process I
PDAAS	PUD - Administrative Amendment - Process I - with SEPA
PFPUD	Combined Preliminary and Final PUD
PPUD	Preliminary PUD

Plats

BLA	Boundary Line Adjustment
CSPS	Combined Preliminary and Final Short Plat - with SEPA
CSPSE	Combined Preliminary and Final Short Plat - SEPA exempt
DLC	Declaration of Lot Combination
FP	Final Plat
FSP	Final Short Plat
PLTE	Plat Engineering
PP	Preliminary Plat
PSPS	Preliminary Short Plat - with SEPA
PSPSE	Preliminary Short Plat - SEPA exempt
SPLTE	Short Plat Engineering

Variances

SVA	Shoreline Variance - Administrative
SVBOA	Shoreline Variance - Board of Adjustment
VRA	Variance - Administrative
VRBOA	Variance - Board of Adjustment
VRSGN	Sign Variance

Miscellaneous Land Use Actions

CDBG	Community Development Block Grant
CHILD	Childcare Registration - Non-Residential Zone
CPA	Comprehensive Plan Amendment
EIS	Environmental Impact Statement
HOII	Home Occupation - Class II
HOIII	Home Occupation - Class III
LUX	Land Use Exemption
PRE	Pre-Application Conference
PSEPA	Preliminary SEPA Review
REZ	Rezone
TU	Temporary Use

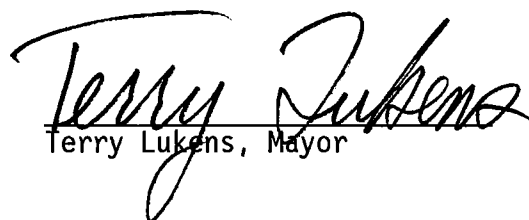
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Section 16. Effective Date

This ordinance will take effect and be in force five days after enactment and legal publication, and apply to all permits and approvals for which application is filed with the City on or after September 1, 1991.

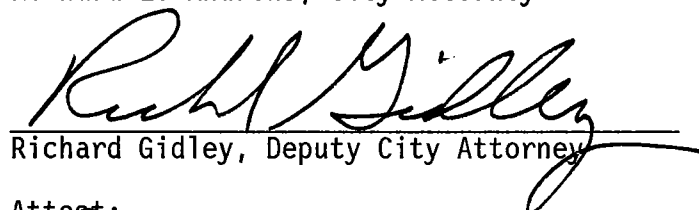
PASSED by the City Council this 10th day of June, 1991, and signed in authentication of its passage this 10th day of June, 1991.

(SEAL)

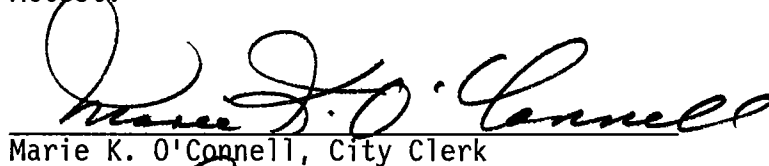

Terry Lukens, Mayor

Approved as to form:

Richard L. Andrews, City Attorney


Richard L. Andrews, City Attorney

Attest:


Marie K. O'Connell, City Clerk

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